

Kerala Gazette No. 28 dated 14th July 2009.

PART I



GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (Ms.) No. 113/2009/LSGD. *Dated, Thiruvananthapuram, 16th June 2009.*

WHEREAS, the Government have, vide notification issued under G. O. (Ms.) No. 165/87/LAD dated 24th July, 1987 sanctioned the Detailed Town Planning Scheme for Central Area Ponnani in Malappuram District under Sub-section 3 of Section 14 of the Madras Town Planning Act, 1920 (Madras Act VII of 1920) ;

AND WHEREAS, it is required to further vary the Scheme for the purpose of making the Zoning Regulations compatible to the present development scenario to the extent possible as an immediate measure ;

Now, THEREFORE, in exercise of powers conferred by Sub-section (2) of Section 15 of the Madras Town Planning Act, 1920 (Madras Act VII of 1920), the Government of Kerala hereby propose to issue a notification varying the said Detailed Town Planning Scheme to the extent required, a draft of which is appended as required by Rule 72 of the Madras Town Planning Rules, 1933.

Notice is hereby given that the said draft will be taken up for consideration on or after sixty days from the date of notification and any person interested in the scheme may submit in writing his objections and suggestions, if any, thereon within the said date.

Any person concerned with or affected by the proposed notification shall submit his objections and suggestions if any to the District Town Planner, Malappuram (on behalf of the Secretary to Government, Local Self Government Department, Thiruvananthapuram.)

G. 543/2009/DTP.

DRAFT

In exercise of the powers conferred by Sub-section (2) of Section 15 of the Madras Town Planning Act, 1920, (Madras Act VII of 1920), the Government of Kerala hereby propose to vary the Detailed Town Planning Scheme for Central Area, Ponnani, sanctioned under Section 14 of the said Act in G. O. (Ms.) No. 165/87/LAD dated 24th July, 1987 and published as S. R. O. No. 1293/87 in Part-I Section IV of the Kerala Gazette No. 39 dated 6th October, 1987 to the extent as indicated below, namely:-

‘VARIATION’

In the said scheme for the sub heading “10. Reservation of Land and Zoning”, the following shall be substituted, namely:—

“Broad Zoning Regulations

1. All future developments shall be in conformity with the provisions of the Detailed Town Planning Scheme for Central Area, Ponnani.
2. For the implementation and enforcement of the proposals envisaged in the Detailed Town Planning Scheme, the areas have been zoned under various uses such as residential, commercial, public and semi-public etc. Details regarding the nature of uses ‘permitted’, uses ‘restricted’ and uses ‘prohibited’ in each zone are given below.
3. “Uses permitted” in a zone cover the uses that can be normally accommodated in the relevant zone. In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and spatial locational factors. Such cases which come under this category, are classified as “Uses Restricted”. “Uses Prohibited” enlists the various objectionable uses in each zone, which shall not be permitted under normal circumstances.
4. Zoning Regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings/structures or any other matter specifically mentioned in these regulations.
5. Existing areas and structures of archaeological importance, and religious uses may be permitted to continue in all zones.

Sl. No.	Land use	Uses permitted	Uses restricted by the Secretary of the Local Self Government with the concurrence of		Uses prohibited
			Town Planner of the State Town Planning Department having jurisdiction over the area	Chief Town Planner	
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential Use	All Residence, Residential Flat/ Apartments/Residential Quarters, Night shelters, Orphanages, Old Age Homes, Dharmasala, Residential Use, incidental to other main uses. Community Halls, Clubs, Parks and Play Grounds incidental to the Residential Uses. Retail shops, Professional/ Commercial Offices/Establishments, Banking and Financial Institutions, ATM's, Gynasium/Yoga Centre, Library and Reading Rooms, Social Welfare Centre etc. upto 250 sq.m. of floor area. Dispensaries Clinics (outpatient),	Ashrams Madoms, Hostels and Boarding Houses for Students/ Women. Resturants/Canteen, upto 100 sqm of floor area. Banking and Financial Institutions upto 300sqm. of floor area. Automobile Workshop for 2/3 Wheelers and Light Carrying Vehicles (LCV), engaging not more than 10 workers. Transmission Towers and Wireless Station, Swimming Pools, Places of Workshop, Smoke House attached to a residential Building, Parking Plaza,	Boat Jetty, Minor Educational Buildings, Library, Reading Rooms, Commercial Offices/ Establishments, Fuel filling Stations, Small Auto Garages engaging not more than 5 workers and other non nuisance types of Service Industries engaging more than 10 workers with power limited to 10 HP or 29 workers without power.	Any other uses not specified in items in columns (3), (4) and (5).

3

(1)	(2)	(3)	(4)	(5)	(6)
		Cottage Industries, Service Industries of non nuisance nature, (see annexure-I) with number of workers limited to 6 without power or 3 workers, with power limited to 5 HP. Public Utility Buildings, such as water Supply, Drainage and Electric Installations of a Minor Nature. Day Care and Creche, Nursery School Kinder Garten, Primary Schools, Police Post/Station, Fire Station, Post and Telegraph Office, Water Treatment Plant below 5 Million Litres per day.	Taxi/Jeep/Autorickshaw stand, Other Public Utility Areas and Buildings essentially serving the needs of the Local Community.		
2	Commercial Use	All Shops, including Whole Sale Shops, Shopping Complex, Shopping Malls, Multiplex, Hyper Markets, Markets, Restaurants, Hotels, Professional/Commercial Offices/Establishments, Studios, Banking and Financial Institutions, IT Software Units, Movie Halls, Godowns/Warehouse/	Outdoor Games Stadium, Ashrams, and Ashrams Madoms and Madoms. Areas and Buildings for Religious Uses. Smoke House, Other Public Utility Areas and Buildings. Water Treatment Plant below 5 Million Litres per day.	Boat Jetty, Service Garages, Industrial use of Non Nuisance Character Employing not more than 20 workers and power not Exceeding 30 HP. Fuel Filling Stations, Container Terminals, Hospitals and Health Centres	Any other uses not specified in items in columns (3), (4) and (5).

4

Storage of non Hazardous Materials and Staking Yards. Existing Residential Uses, Residential Buildings upto 250 sq.m. of floor area, Residential Apartments with Lower Floors for Commercial Uses, Night Shelters, Orphanages, Old age Homes, Dharmasala, Hostels and Boarding Houses, Lodges and Guest Houses.

Cottage Industries, Automobile Workshop, Automobile Service Station, Cold Storage, Service and Small Industries of non-nuisance Nature (see Annexure-1) with Number of Workers Limited to 19 without power or 9 Workers with Power Limited to 30 HP, Weigh Bridge, Printing Press, IT Hardware/ Electronic Industries, Govt. or Public Sector Offices, Expansion of Existing Educational Institutions, Public Utility

above 50 beds, Dairy Farm and Poultry Farms. Water Treatment Plant above 5 Million Litres per day

5

(1)	(2)	(3)	(4)	(5)	(6)
		Areas and Buildings run by Govt., Transmission Towers and Wireless Station, Social Welfare Centre/ Institutions, Museum, Auditorium, Wedding Halls/Community Halls, Convention Centers, Swimming Pools, Clinics, Diagnostic Centers, Dispensaries and Hospitals upto 50 beds Library and Reading Rooms, Parks and Play Grounds, Fair Grounds, Open-air Theatre Parking Plazas, Car Stand, Taxi Stand, Bus Stops, Transport Terminals and Plant Nursery			
3	Area Zoned for Mixed Uses (Commercial and Residential)	All Residence, Residential Flat/Apartments/Residential Quarters, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Hostels and Boarding Houses, Lodges and Guest Houses, Ashrams and Madoms Day Care and Creche, Nursery Schools, Kinder Garten and Primary Schools. All Shops, including	Outdoor Game Stadiums, Transmission Towers and Wireless station, Dairy Farm, Poultry Farm. Automobile workshop for two/three wheelers and Light Carrying Vehicles (LCV), Service and Small Industries of Non Nuisance Nature, (see Annexure 1) with number of workers limited to 19	Boat Jetty, Fuel Filling Station, Hospital and Health Care Centre above 50 beds, Saw Mills and Smoke House. Water Treatment Plant above 5 Million Litres per day.	

6

Whole Sale Shops, Shopping Complex, Shopping Malls, Multiplex, Hyper Markets, Markets Restaurants, Hotels, Professional/Commercial Officers/Establishments, Studios, Banking and Financial Institutions, Movie Halls, Godowns/ Warehouse/Storage of non Hazardous Materials and Staking Yards.

ATM's, Gymnasium/Yoga Centre, Library and Reading Rooms, Social Welfare Centre Institutions, Museum, Clubs, Auditorium, Wedding Halls/Community Halls, Convention Centers, Swimming Pools, Parks and Play Grounds, Fair Grounds, Open-air Theatre, Parking Plazas, Car Stand, Taxi Stand, Bus Stops, Transport Terminals and Plant Nursery. Cottage Industries, Automobile Workshop, Automobile Service Station,

without Power or 9 Workers with Power limited to 30 HP. Swimming Pools, Places of Worship, Other Public Utility Areas and Buildings Essentially Serving the Needs of the Local Community

7

(1)	(2)	(3)	(4)	(5)	(6)
		<p>Cold Storage Service and Small Industries of Non Nuisance Nature, (see Annexure 1) with number of workers limited to 10 and Installation of Power upto 10 HP, Weigh Bridges, Printing Press, IT Software/Hardware/ Units, Electronic Industries Government or Public Sector Offices, Expansion of Existing Educational Institutions, Public Utility Areas and Buildings run by Government, such as Water Supply, Drainage and Electric Installations of a Minor Nature.</p> <p>Clinics, Diagnostic Centers, Dispensaries and Hospitals upto 50 beds. Smoke House attached to a residential building.</p> <p>Water Treatment Plant below 5 Million Litres per day.</p>			

8

4 Public and Semi Public Use Zone	<p>Local/State/Central Government or Public Sector Offices/Establishments, Educational Institutions, Social and Cultural Establishments, Social Welfare Centre, Civil Defence and Home Guard, Library and Reading Rooms, Museum, Indoor Game Stadium, Swimming Pool, Exhibition Centres and Art Gallery.</p> <p>Public Utilities and Related Buildings, Places of Worship, Community Facilities including Clinics, Dispensaries, Diagnostic Centres and Hospitals.</p> <p>Residential uses incidental to the main use, Ashram/Madoms.</p> <p>Retail Shops, Restaurants, and Canteen up to 100 sq.m. ATM'S.</p> <p>Water Treatment Plants below 5 Million Litres per day, Tot lots, Parks and Play Ground and Open Air Theatre.</p> <p>Auditorium, Wedding Halls, Community Halls, Convention Centres.</p>	<p>Transmission Towers and Wireless Stations.</p> <p>Outdoor Games Stadium, Parking Plazas, Auto rickshaw/Taxi/Jeep Stands.</p>	<p>Restaurants / Canteen , Professional/ Commercial Offices / Establishments, Banking and Financial Institutions, up to 200 Sq.m. of floor area.</p> <p>Fuel Filling Stations, Bus Terminals/Stand, Lorry Stand, Crematorium, Common Vault, Water Treatment Plants above 5 Million Litres per day, and Sewerage Treatment Plant.</p>	Any other uses not specified in items in Columns (3), (4) and (5)
-----------------------------------	---	---	--	---

Coverage and Floor Area Ratio (FAR) of Commercial Zone

- (1) Maximum Coverage 60%
- (2) Maximum Floor Area Ratio (FAR) 250%

The maximum percentage of coverage shall limit the plinth area of a building. The Floor Area Ratio (FAR) value shall limit the total built up area of all floors. Floor Area Ratio (FAR) shall be calculated as below:

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Total Covered Area on all Floors} \times 100}{\text{Plot Area}}$$

General Guidelines

- (i) Regarding the assessment of permissibility of uses classified under the category 'Restricted Uses', the Chief Town Planner may, if required, issue general guidelines from time to time, and such guidelines shall be adhered to by the responsible authorities.
- (ii) In the case of "Area to be Acquired for Residential Use" The Chief Town Planner may, give concurrence for uses permitted and restricted, in the "Area Zoned for Residential Use" based on the specific recommendations of the Municipal Council.
- (iii) In the case of "Area to be Acquired for Commercial Use" The Chief Town Planner, may give concurrence for uses permitted and restricted in the "Area Zoned for Mixed Use (Commercial and Residential)", based on the specific recommendation of the Municipal Council.
- (iv) In the case of "Area to be Acquired for Public and Semi Public Use" and "Area to be Acquired for Parks and Open Spaces" The Chief Town Planner, may give concurrence for uses permitted and restricted in the "Area Zoned for Public and Semi Public Use" based on the specific recommendation of the Municipal Council.
- (v) In the case of "Area to be Acquired for Lorry Parking" The Chief Town Planner, may give concurrence for uses permitted and restricted in the "Area Zoned for Mixed Use (Commercial cum Residential)", based on the specific recommendation of the Municipal Council.
- (vi) For all purposes of this scheme "Area to be Acquired for Roads" shall be treated as "Area Reserved for Roads".

ANNEXURE I

Type of non-obnoxious and non-nuisance type of service or Light Industries permissible in Residential Zones

1. Production of Copra
2. Processing of Arecanut
3. Rice and Flour Mills
4. Production of rice, flour etc. by hand pounding
5. Processing of cardamom, ginger, pepper etc.
6. Production of Khandsari from sugar cane.
7. Carrying and preservation of fruits and production of jam, jelly etc.
8. Processing and preservation of Cashew nuts.
9. Bakeries.
10. Production of Dairy Products.
11. Oil Mills (Vegetables).
12. Extraction of oil by ghani.
13. Manufacture of Hydrogenated oil.
14. Manufacture of “aval”(Beaten rice) appalam.
15. Production of Vinegar.
16. Manufacture of soda, water, lemonade etc.
17. Manufacture of Ice.
18. Manufacture of Ice cream.
19. Processing, packing and distribution of Tea.
20. Processing, grinding, packing and distribution of Coffee.
21. Manufacture of Syrup.
22. Manufacture of Beedi.
23. Manufacture of Cigar.
24. Manufacture of Tobacco snuff.
25. Manufacture of Chewing Tobacco.

26. Cotton ginning, cleaning, pressing etc.
27. Cotton spinning other than in Mills.
28. Cotton spinning and weaving in Mills.
29. Dyeing and Bleaching of cotton.
30. Cotton weaving in power looms.
31. Handloom Weaving.
32. Khadi Weaving in Handloom.
33. Printing of Cotton Textiles.
34. Manufacture of Cotton thread, Rope, Twine etc.
35. Jute Spinning.
36. Manufacture of jute products including repairing of gunny bags.
37. Weaving of silk by handloom.
38. Manufacture of hosiery goods.
39. Making of embroidery products.
40. Tailoring.
41. Manufacture of Quilts and Mattresses.
42. Manufacture of Coir and Coir products.
43. Manufacture and assembling of umbrellas and production of spare parts of Umbrellas.
44. Repairing of Umbrellas.
45. Manufacture of wooden furniture and fixtures.
46. Manufacture of structural wooden goods such as doors, beams etc.
47. Manufacture of wooden industrial goods such as parts of handloom, ambarcharka, bobbirs etc.
48. Manufacture of wooden utensils, photo frames, toys, etc. and photo framing.
49. Cane industry including baskets, weaving etc.
50. Manufacture of miscellaneous wooden articles such as sticks, sandals, rulers etc.

51. Manufacture of paperboard and paper by hand.
52. Making of paper boxes, bags, envelopes etc.
53. Printing and publishing of newspapers and periodicals.
54. Printing and publishing of books.
55. Miscellaneous printing works including type cutting, book binding.
56. Manufacture and repairing of leather shoes and chappals.
57. Manufacture of leather products such as suitcase, bag etc.
58. Vulcanising and repairing of tyres and tubes.
59. Manufacture of rubber gloves.
60. Manufacture of Rubber products such as rubber-sheets, nipples and rubber shoes including smoke-rubber.
61. Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
62. Manufacture of agarbathi and other cosmetics.
63. Manufacture of plastic products such as nameplates etc.
64. Manufacture of lemongrass oil, candles etc.
65. Manufacture of cement products such as well-keros, tube, closets etc.
66. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
67. Manufacture of stonewares.
68. Manufacture of stone images.
69. Manufacture of chinawares and crockery.
70. Manufacture of large containers of chinaware.
71. Manufacture of glass and glass products.
72. Manufacture of clay models.
73. Manufacture of Iron and steel furniture.
74. Manufacture and repairing of brass and bell metal products.
75. Manufacture of Aluminium utensils and other products.
76. Manufacture of Tin cars and copper vessels.
77. Electroplating, tinplating, welding etc.

78. Manufacture of Agricultural implements, screws etc. (Blacksmith and foundry)
79. Manufacturing, assembling and repairing of machinery such as water pumps, oil mill chuck etc.
80. Manufacture of small machine tools and machine parts.
81. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
82. Manufacture of electrical machinery and repairing of electric motors, armature windings etc.
83. Manufacture and repairing of electric fans.
84. Charging and repairing of batteries.
85. Repairing of Radios, microphones etc.
86. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87. Body building of motor vehicles.
88. Manufacture and repairing of motor engine parts and accessories.
89. Servicing and repairing of motor vehicle.
90. Manufacture of cycles, parts and accessories.
91. Manufacture and repair of boats and barges.
92. Manufacture and repairing of animal-drawn and hand drawn vehicles.
93. Repairing of photographic equipments, spectacles etc.
94. Manufacture of medical instruments.
95. Repairing of watches and clocks.
96. Manufacture of Jewellery.
97. Manufacture, repair and tuning of musical instruments.
98. Manufacture of sports goods, balloons etc.
99. Ivory, carving and ivory works.
100. Miscellaneous industries”.

By order of the Governor,

S. M. VIJAYANAND,
Principal Secretary to Government.
